

**FOR LEASE**



# SYCAMORE OFFICE

OFFICE SPACE

**Bender**  
COMMERCIAL

 **544 NORTH SYCAMORE AVENUE**  
**SIOUX FALLS, SD**

 **1,856 SF**

**\$ \$18.00/SF NNN**  
**TIA \$35.00/SF**

- New office space for lease across from Washington High School.
- In-suite bathrooms to be completed by landlord.
- Ability to build out space to fit tenant's exact needs.
- Estimated completion date of October 1, 2025.
- Easy access to Sycamore Avenue, East Arrowhead Parkway and I-229.
- Neighboring businesses and facilities include Visiting Angels, First Premier Bank, East Ridge Dental, Kum & Go, Sanford Health, Washington High School, Anne Sullivan Elementary School, Kenny Anderson Park, and Oak View Library.

**ISAAC JORGENSEN** | [isaac@benderco.com](mailto:isaac@benderco.com) | 605-799-5058



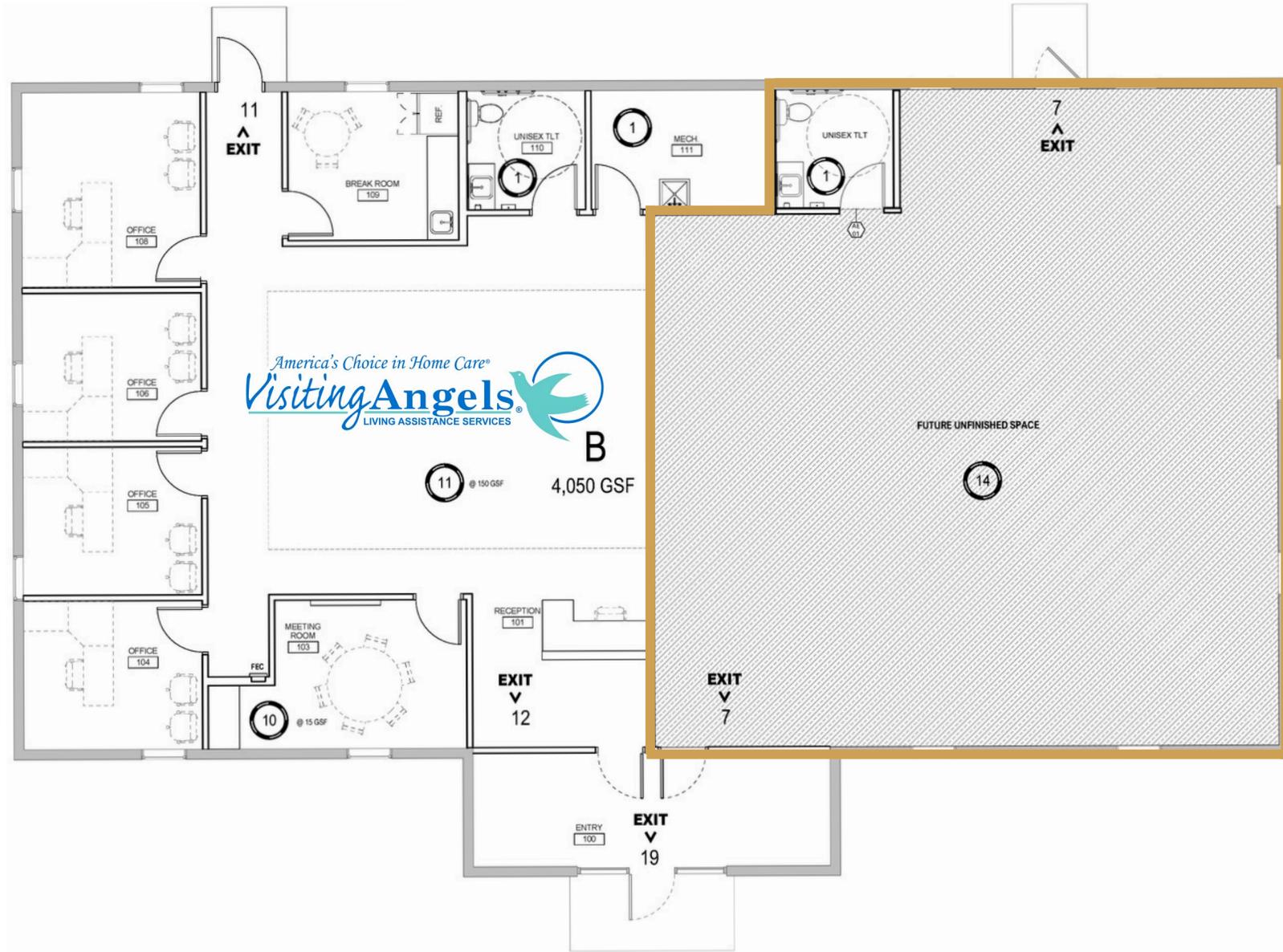
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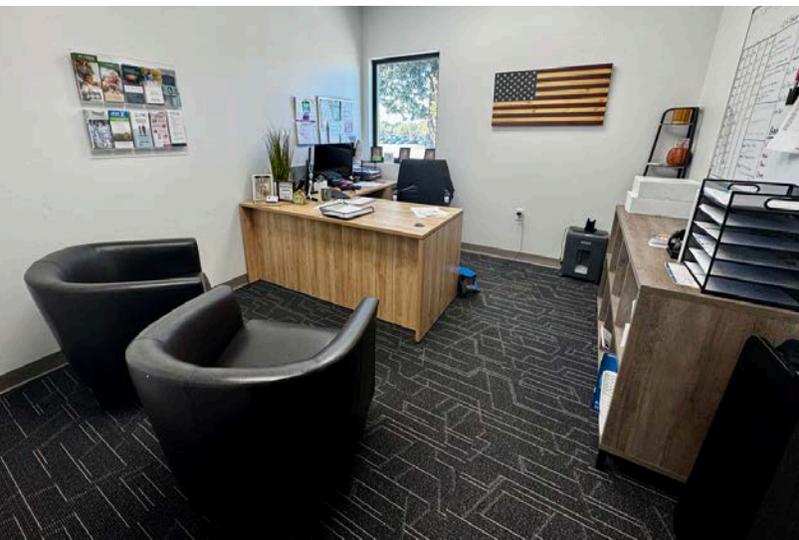
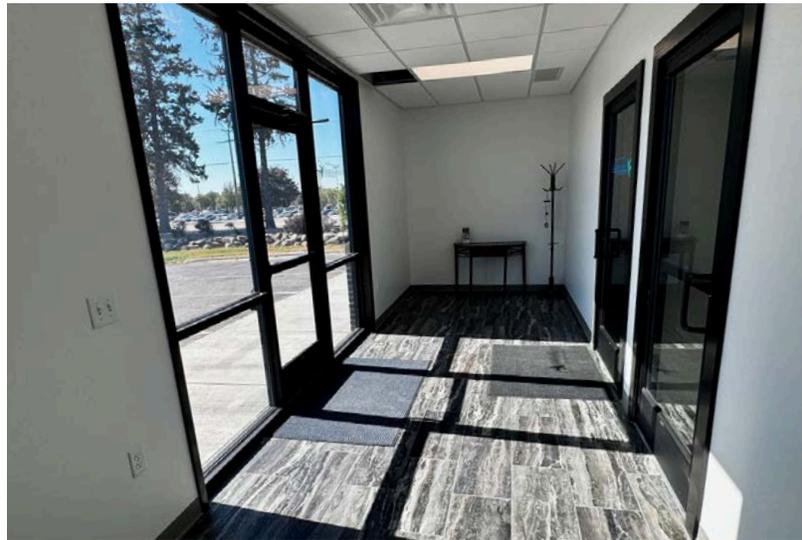
## OFFICE BUILDING FOR LEASE



# SYCAMORE OFFICE



## MONUMENT SIGNAGE & EXAMPLES OF POTENTIAL FINISHES



# SYCAMORE OFFICE



OFFICE BUILDING FOR LEASE

